

Planning and Zoning Board

Minutes

Thursday, September 20, 2012

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, September 20, 2012 for their regular scheduled meeting. Chairman Jim West called the meeting to order at 5:30 p.m. Members present were David Laughter, Ray Pickett, David Harwood, Doug Pegram, Alice Roess and Lisa Stripling. Staff members present were Town Manager Scott Hildebran, Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley. Member Debbie di Santi was absent.

Chairman West asked if there were any changes to the minutes. There were none.

*Mr. Pegram made a motion to approve the minutes. The motion was seconded by Ms. Roess. **All members were in favor of the motion.***

Chairman asked to address the third item on the agenda first.

Walking Tours – regulations and permitting

Mr. Rothrock discussed two recent requests for walking tours and the permitting process. The Board discussed issues that need to be addressed. Mr. Hildebran dealt with Walking Tours when he was the Beaufort Town Manager. They allowed such tours and had several issues with tour participants on private property. The Board also discussed potential traffic issues on Main Street. The Board asked staff to devise a permitting process that would address private property issues and traffic issues. The Board stressed the need to keep the permitting process as simple as possible.

RZ 2012 – 01 Blue Ridge Vistas Rezoning

Mr. Rothrock gave the staff report. Blue Ridge Vistas Condominiums requested and were granted voluntary satellite annexation. They have requested to be rezoned General Business. They want to be assured that short term rentals will continue to be allowed.

The Board discussed the request. Chairman West asked if R6-M zoning with a Short Term Rental Overlay district would work. Mr. Rothrock said yes, but that the General Business zoning would allow for future business use. Mr. Harwood asked if the applicant would have to have an overlay district with an R6-M zoning. Mr. Rothrock responded that when they requested the

annexation, they declared their vested rights to continue the current use of the property and therefore the overlay district would not be required.

Mr. Harwood made a motion to approve the rezoning as R6- M as it is in more general conformity with the Comprehensive Plan than General Business zoning. The motion was seconded by Mr. Pegram. All members were in favor of the motion.

Commercial Design – solar roof panels

Mr. Rothrock gave the staff report. The Board discussed design standards for solar roof panels. The Board discussed potential reflectivity and glare from the panels. Mr. Rothrock and Mr. Hildebran suggested that language be added to minimize reflectivity. Chairman West suggested using “matte finish” or “other glare restrictive surfaces” and “the solar panels shall be designed to prevent glare”. The Board also discussed increasing the permitted coverage area to 20% if the panels and roof pitch are the same. Mr. Harwood wanted to add that the percentage applies to the contiguous roof plane. Mr. Rothrock told the board that if the solar panels can’t be seen from adjacent properties it would be a building regulation issue and not a zoning regulation issue. He also stated that the standards would apply to single family residential uses in the Town Center and General Business districts.

The Board recommended adopting the ordinance with the addition of the language to regulate glare/reflectivity of the panels and changing the total area covered from 10% to 20% if the roof and panel pitch are the same.

Mr. Pickett made a motion to approve the ordinance as amended. Mr. Laughter seconded. All members were in favor of the motion.

Other Business

Ms. Roess asked for an update on the survey. Mr. Rothrock responded that there was a 23% response rate so far, but that we would not know the actual responses until mid November.

With no further business Mr. Pickett made a motion to adjourn, seconded by Ms. Roess. All members were in favor of the motion.

Adjourn

With no further business the Planning Board adjourned at 6:30 p.m.

Chairman West

Tammy Bentley, Administrative Assistant